



## City of Santa Barbara

### Community Development Department

[www.ci.santa-barbara.ca.us](http://www.ci.santa-barbara.ca.us)

February 23<sup>rd</sup>, 2006

Dear Reader,

City Staff and the Steering Committee are pleased that you have chosen to review this Updated Draft City of Santa Barbara Single Family Design Guidelines document. The Guidelines were first adopted in 1992. Since that time, some neighborhood compatibility concerns and issues related to Architectural Board of Review processing of projects have been identified. Almost 30 public meetings have been held over the last two years to discuss these issues and propose potential solutions. This Updated Draft document is designed to respond to the discussions and improve the original Single Family Design Guidelines as follows:

- Add photographs and more drawings to illustrate guidelines.
- Update definitions of “neighborhood compatibility”, “size”, “bulk” and “scale”.
- Provide more information about how to design homes compatible with their neighborhood.
- Include explanation of proposed Floor to Lot Area Ratio house size limitations and guidelines program.
- For Hillside areas: provide more information regarding the importance of balancing stepping development down a hill with program size and minimizing grading for hillside home development.
- Incorporate sustainability concepts.
- Landscaping guidelines have been generally removed to avoid duplicative documents and the reader is now referred to the *Architectural Board of Review Guidelines Part II: Landscaping*.



As a draft document, further changes to the draft are anticipated. For example, some graphics in the document will be changed to higher quality or different images to more clearly illustrate guidelines. Graphics which are being worked on by Staff are marked with a “construction” sign. Also, some colored divider sheets currently have document section text on one side to save paper in printing these short-lived draft documents. The final document will have standard divider sheets and card-stock covers.

This document is part of a larger package of draft documents designed to update the “Neighborhood Preservation Ordinance” to the “Neighborhood Compatibility Ordinance”. The other components of the package are available at the Community Development Department website<sup>1</sup> and office at 630 Garden Street. Staff and the Steering Committee welcome your input on this document and the entire update package.

<sup>1</sup> <http://www.santabarbaraca.gov/Resident/Home/Planning/NPO.htm>

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Written comment may be addressed to the Steering Committee by:

Email:

HBaker@SantaBarbaraCA.gov (email needs to begin: "Dear Steering Committee")

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Attn: Steering Committee, in care of Heather Baker

Community Development Department

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Verbal public comment is encouraged at a public meeting on March 4<sup>th</sup> at 1:30 PM at City Hall.

Additional drafts of this document are anticipated for publication for the following review bodies. Public comment at all levels of review is welcome.

**2<sup>nd</sup> Draft:** for ABR, HLC, and Planning Commission review  
*Anticipated publication in April 2006.*

**3<sup>rd</sup> Draft:** for City Council Review  
*Anticipated publication in Summer 2006.*

**4<sup>th</sup> Draft:** Final Publication

We hope that you will enjoy reviewing the Updated Draft Guidelines and the Steering Committee and Staff look forward to your comments.

Sincerely,

Paul Casey  
Community Development Director